



THOMAS MURRAY
PROPERTY



1 Old Smyrton
Ballantrae
KA26 0NY





General surroundings



Living Room



Kitchen

1 Old Smyrton, Ballantrae

Situated in lovely rural surroundings and enjoying a south facing position, this is a semi detached, 2 bedroom cottage. The cottage is about 3½ miles south of Ballantrae and is located just off the A77. From the cottage there is delightful outlook toward Smyrton Hill.

The cottage, which is single storey, has its origins dating from circa 1930s and is brick built with a pitched roof overlaid with slate. Windows are double glazed in uPVC casements.

The accommodation comprises: Entrance Vestibule with double glazed uPVC front door, window and timber/glass inner door to hall. From the Hall there are doors off to all rooms. The electrical switchgear is located in the hall. The Living Room is good size space with wall recess and front facing window, from where the best of the view can be enjoyed. Bedroom 1 is double bedroom with windows to front and side. Bedroom 2, with window to rear is also a double bedroom with wall recess. The Shower Room, with window to rear comprises shower stall with electric shower over, wash hand basin and WC. The Kitchen, with rear facing window, is fitted with base mounted cabinets. From the kitchen there is a door to the rear vestibule and ceiling hatch to loft. The Rear Vestibule has timber back door and two built in cupboards.

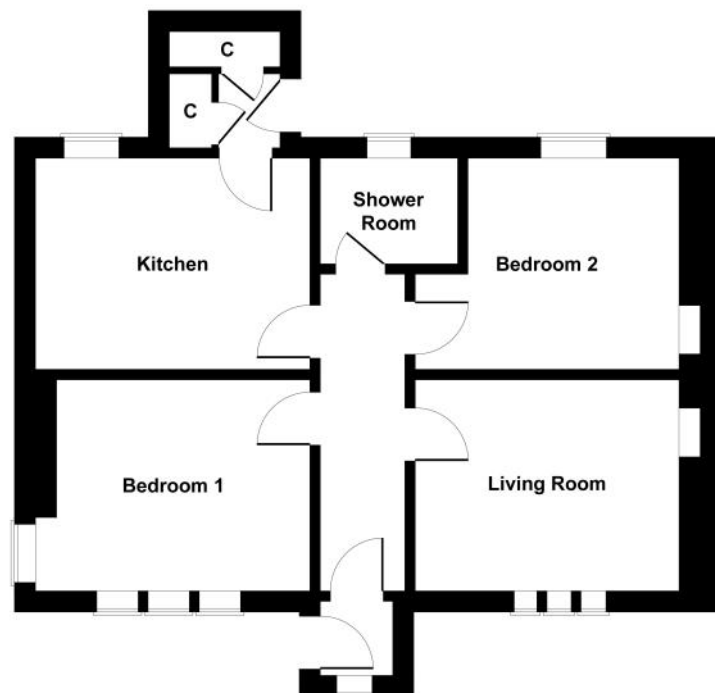
At the side of the house there is space to park a car.

The garden, which extends to the rear of the cottage, is level and mainly laid in grass.

In need of general improvement the cottage offers great potential.

Whilst enjoying a delightful countryside setting the cottage is easily accessible and the towns of Girvan and Stranraer are 15.9 miles and 14.3 miles respectively. This corner of south west Ayrshire is renowned for its contrasting and unspoilt scenery and its particularly mild climate throughout the year. Many of the attractions in the district include: a variety of hill and coastal walks and cycle trails; the National Trust Culzean Castle and Country Park; Galloway Forest Park which was awarded the prestigious designation as the first Dark Sky Park in the UK; excellent Golf Courses at Girvan Turnberry; Loch Doon. There are of course the usual field sports and rivers for fishing the most notable of which in the district is the River Stinchar. Ballantrae is on the Ayrshire coast and the village has a delightful sea front from where there is access to a sandy, there is a primary school, doctors surgery with dispensary, shop and bowling green. Ballantrae also has a small harbour. The county town of Ayr is approximately 37 miles north, Prestwick Airport about 41 miles and Glasgow approximately 72 miles. Girvan provides nursery, primary and secondary schooling, a leisure facility with swimming pool, state of the art gym and soft play area (this called The Quay Zone), community hospital, a variety of shops, an attractive sea front and working harbour with moorings for pleasure craft. The town has an ASDA supermarket and railway station with connections north to Ayr and Glasgow and south to Stranraer.

1 Old Smyrton, Ballantrae



Not to Scale. Produced by The Plan Portal 2020
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Living Room	11' x 13'5"
Kitchen	9'3" x 14'5"
Bedroom 1	12'9" x 13' & 1'2" x 4'1"
Bedroom 2	11'11" x 10'5" & 4'7" x 3'
Shower Room	5'10" x 6'6"

Dimensions are approximate



Living Room



Kitchen



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Shower Room



Hall

Directions

Travelling south from Ayr take A77 and proceed to Girvan. From Girvan continue south on A77 to the village of Ballantrae. Continue through to the village and climb up the hill, about 3.5 miles, toward the small settlement known as Smyrton. Take second left off the A77, Old Smyrton and the cottage is the first cottage in.

General

Home Report is available on request.

The cottage is in need of general improvement and the valuation as stated in the Single Survey reflects the current condition. There is no central heating.

The property is connected to mains electricity. The water is by way of a private supply. Drainage is to septic tank.

Council Tax: Band D

EER: G (16)

To view contact



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Pre-sale Valuation and Appraisal: If you are thinking about selling your home please give us a call. Tom Murray is a surveyor and RICS Registered Valuer and can provide an accurate assessment of the value of your property and discuss with you how your property can be presented for marketing.



Garden



Side Elevation



Rear Elevation

Anti Money Laundering Regulations

An important change came into force on 26th June 2017 in connection with Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations which now require us as selling agents to conduct due diligence not only on our client (the sellers) but also on purchasers. We are required by law to ask purchasers to provide identification at the point of making an offer. Identification required is proof of identity (such as a passport or driving license) and a formal item of correspondence confirming the purchasers present address such as a utility bill, council tax notice, bank/credit card statement, mortgage statement or HMRC correspondence. Identification is required in order for the transaction to proceed.

Offers

Offers should be submitted to the agents in writing through a solicitor. Interested parties are advised to register their interest formally through their own solicitor. Should a closing date for offers be set only those parties who have registered interest formally will be notified. Prospective purchasers are advised that the vendor reserves the right to accept any offer at any time.

Conditions of Sale

We have attempted to make our sales details as accurate as possible from the information we have about this property. If there is any point which is of particular importance please contact our office and we will endeavour to check the information. We would advise this course of action if prospective purchasers are travelling some distance to view the subjects of sale. All dimensions and distances etc are approximate and photographs are intended only to give a general impression. Floor plans are schematic and not to scale. Systems are untested and appliances are sold as seen. Prospective purchasers should make their own investigations and obtain their own reports as they think necessary. The contract to sell will be based only on the concluded missives. These particulars and any other correspondence or discussions will not form part of the contract. If we can be of further assistance please do not hesitate to contact us.



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